

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

C. DALE JANNEY, ATTORNEY  
48 Calvert Street  
Annapolis, Maryland 21401

## Substituted TRUSTEES SALE

Of Valuable Fee-Simple Property  
with Improvements

at 106 West Omdurff Drive  
Brunswick, Frederick County, Maryland

Under and by virtue of the power of sale contained in a certain Deed of Trust from Joan L. Gerstner to Hugh F. Coyle and Thomas F. Ireton, Trustees, dated June 10, 1983, Liber 1207, Folio 446 and Substitution of Trustees dated August 16, 1984 and recorded among the Land Records of Frederick County at Liber 1251, Folio 127 substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction at the Frederick County Courthouse on:

**FRIDAY, NOVEMBER 16, 1984  
AT 11:00 O'CLOCK A.M.**

In fee simple, the following described property and premises with the easements, rights of way and appurtenances thereunto belonging, situate and lying in the County of Frederick, State of Maryland, more particularly described as follows:

Lot numbered Sixty Three (63) in Block Numbered Nine (9) in a Subdivision known as "Blocks Three, Four, Nine and Ten, Brunswick Heights," as per plat thereof recorded in Plat Book 6 at Plat 127, being one of the Land Records for Frederick County, Maryland.

TOGETHER WITH any and all improvements and any and all rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in any way appertaining thereto.

The improvements thereon consist of a 2 story, end of group town house containing 7 rooms, 4 bedrooms, 1 1/2 baths, CAC, baseboard electric heat.

The property will be sold in "As Is" condition subject to conditions, restrictions and agreements of record affecting the same, if any.

**TERMS OF THE SALE:** A deposit of \$5,100 payable in cash or by certified check or cashier's check will be required from purchaser at time of sale, with the balance payable at settlement in cash or by check acceptable to Substituted Trustees; settlement to be held within thirty days upon final ratification of the sale by the Circuit Court for Frederick County. Interest on the unpaid purchase money shall be at the rate of 11.2% per annum from date of sale to date of settlement. Taxes, water rent, and ground rent, if any, shall be adjusted to the date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**C. Dale Janney  
L. Paul Hickin  
Substituted Trustees**

Auctioneer:  
Trout Auctioneers, Inc.  
15 N. Court Street  
Frederick, MD 21701  
Telephone: (301) 669-1555

Frederick, Md.

Nov 14, 1984

This is to certify, That the annexed Substituted Trustees Sale was published in The News-Post newspaper published in Frederick County, once a week for 3 successive weeks prior to the 16<sup>th</sup> day of November, 1984

THE NEWS-POST

Per

K. S. McKenzie

FILED

DEC 3 10 23 AM '84

CHARLES C. KELLER, CLERK

BY: